



CONSERVATION COMMISSION
Pequitside Farm, Tavern Room
79 Pleasant Street, Canton, MA 02021
Wednesday July 17, 2019 @ 7:00 P.M.
Minutes

Attendance: Joshua Cohen – Chairman, Kevin Colmey – Vice-Chairman,
Paul Degnan – Clerk, Elizabeth Sugameli, Melissa Mayer,
Gerald Carmichael

Absent: Robert MacDonald

Conservation Agent: Regen Milani

Recording Secretary: Heather Cahill

7:00 P.M. Hearing called to order by Chairman Cohen at 7:00 PM

Minutes:

June 19, 2019

Motion Made by Paul Degnan vote to approve minutes of June 19, 2019 as written.

Seconded by Gerald Carmichael

Vote: 6-0

WETLAND/STORMWATER/LAND DISTURBANCE HEARINGS:

Land Disturbance Application – Joseph Kessler, 65 Grand Street, (Parcel ID# 14-4) LDP-299-19

For the construction of a retaining wall.

List of Documents:

- *Erosion and Sediment Control Plan prepared by Arthur F. Borden of Borden Associates, plan dated 6-18-2019, stamped by Arthur F. Borden for Joseph Kessler, 65 Grand Street, Canton, MA 02021.*
- *Plot Plan prepared by SFC Engineering, stamped by Jeffrey M. Benway, PLS# 43289 for 65 Grand Street dated 5-6-19, revised 6-17-19.*

Hearing opened, applicant unable to attend, requested a continuance to 8-21-19

Motion Made by Paul Degnan vote to continue 65 Grand Street, Land Disturbance file number LDP-299-19.

Seconded by Gerald Carmichael

Vote: 6-0

Stormwater Notice of Intent and Land Disturbance Application – McNeice Construction, 2 Meetinghouse Road, (Parcel ID# 79-100) SMP-184-19/LDP-300-19 For the demolition of an existing single-family dwelling and construction of two new duplexes including grading, utilities, and installation of stormwater management systems.

List of Documents:

- *Stormwater Management Notice of Intent application dated 6-13-19, Soil Erosion and Sediment Control plan dated 6-30-19 and Site Plans for 2 Meetinghouse Road, prepared and stamped by Paul Brodmerkle P.E. 31789 of Site Design Professionals, Inc, dated March 20, 2019.*
- *Drainage Analysis Report dated March 20, 2019 prepared by Site Design Professionals, stamped by Paul Brodmerkle P.E. 31789 for 2 Meetinghouse Road, Canton, MA 02021*
- *Stormwater peer review by Tom Houston of PSC along with comments from Site Design Professionals.*

Paul Brodmerkle of Site Design Professionals presented the following:

- Removal of an existing single-family dwelling, proposed construction of two new duplexes.
- Erosion control barriers to be installed, inspected and approved by the Conservation Agent prior to the start of construction.
- Previous Interim Agent has noted there is a possible intermittent stream or a drainage ditch.



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Abutter:

Michael Rodenheiser
6 Meetinghouse Road

Direct abutter of the project, previous Interim Agent Katuska determined an intermittent stream. Requesting verification of intermittent stream.

Agent Milani –

Reviewed plans, Conservation records have notes of a possible intermittent stream needs to be verified and recommend a botanist for a proper planting plan. Agent Milani recommend hearing be continued to August 21, 2019.

Motion Made by Paul Degan vote to continue 2 Meetinghouse Road to 8/21/19

Seconded by Gerald Carmichael

Vote: 6-0

Stormwater Notice of Intent and Land Disturbance Permit application - Springdale Gardens, LLC, 14 Norfolk Street, (Parcel ID # 14-134) SMP-186-19/LDP-303-19 For the demolition of an existing single-family dwelling and new construction of a two-family dwelling including grading, utilities, installation of a retaining wall and stormwater management system.

List of Documents:

- *Stormwater Management application dated 6/25/2019, "Stormwater Management Plan, 14 Norfolk Street, Canton, MA dated 6/26/19, prepared and stamped by Paul Brodmerkle, P.E. 31789 of Site Design Professionals.*
- *Land Disturbance application dated 6/26/2019, Soil Erosion and Sediment control plan, 14 Norfolk Street, Canton, MA dated 6/26/2019, prepared and stamped by Paul Brodmerkle P.E. 31789 of Site Design Professionals.*

Paul Brodmerkle of Site Design Professionals presented the following

- Proposed project is within compliance of the stormwater by-law, no wetlands on property for demolition of the existing single-family dwelling and construction of a multi-family dwelling.
- Stormwater management system to be installed as required by state and local by-law requirements.
- Erosion control barriers to be installed, inspected, and approved by Conservation Agent.

Motion Made by Paul Degan to close the hearing for Stormwater Management permit SMP-186-19 and Land Disturbance permit LDP-303-19 for 14 Norfolk Street.

Seconded by Gerald Carmichael

Vote: 6-0

Motion Made by Paul Degan vote to issue Stormwater Management plan SMP-186-19 and Land Disturbance Permit LDP# 303-19 for 14 Norfolk Street.

Seconded by Gerald Carmichael

Vote: 6-0



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Wetland Notice of Intent and Land Disturbance Application – Marsha A. Rodman/ Marsh A. Rodman Trust Agreement 2017, 142 Chapman St., (Parcel ID # 28-141) 124-1237/ LDP-301-19 For the construction of a single-family dwelling, including grading, utilities, on-site septic and installation of a stormwater management system within the 100 feet of Bordering Vegetated Wetland and Bank.
(Melissa Mayer recused from hearing)

List of Documents:

- *Notice of Intent application dated 6/12/19, Notice of Intent plan for 142 Chapman Street, Canton MA prepared and stamped by Paul Brodmerkle P.E. 31789 of Site Design Professionals.*
- *Soil Erosion and Sediment Control application dated 6/12/19, Soil Erosion and Sediment Control plan dated 6/12/29 prepared and stamped by Paul Brodmerkle P.E. 31789 of Site Design Professionals.*
- *Stormwater Management Operation and Maintenance plan dated 6/12/29.*

Paul Brodmerkle of Site Design Professionals presented the following:

Possible Intermittent stream on property this will need to be verified, building outside the 30' No Build Zone of a wetland but within the 100' Buffer Zone of a Bordering vegetated wetland. Proposed construction is within Town of Canton wetland by-laws and stormwater management by-law. Significant amount of fill to be brought in to raise the grade due to the high-water table, there is a recorded easement and shared private way which is maintained by Mr. DiBiasio.

Dennis DiBiasio

120 Chapman Street

How much fill is being brought in?

Paul – several cubic yards

Why so close to our property line can proposed septic be moved?

Paul – investigate

Swale to be designed

Paul – Yes, run-off will drain towards the wetlands in the rear and not toward the abutters

Stream always has moving water, when was stream determined Intermittent

Paul – not sure and working with Conservation to determine if stream is perennial or intermittent.

Where will snow be stored?

Paul – will let him know.

Jess Kaplan

114 Chapman Street

How will water drain into the wetlands

Paul – through a swale towards the wetlands.



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Dan Bergeron –
140 Chapman Street

Just moved to Canton, there is tremendous wildlife and habitat, do not want the habitat to be disturbed.

Peter Bright
1170 Washington Street

Engineer mentioned several cubic yards of fill, how much fill is being brought in?

Paul – 20,000 cubic yards.

Mr. Creapeau
150 Chapman Street

Concerned with wetlands and will proposed project effect the water table.

Paul – No will not affect wetlands and will not affect your water table; your property is above the water table.

Roberta Bright
1170 Washington Street

Commented that she has lived on Washington Street for 70 Years, water runs from the Temple, under Washington Street into the stream to Canton High School, Hellenic Nursing home and to the Neponset River.

Agent Milani –

Visited site twice, regulations are worded historically determined as an intermittent stream. Town Engineer, Barbara Reardon reviewed plans and recommended that a swale be included with the Operation and Maintenance plans and attached to property deed. Agent Milani recommend continuing hearing to 8/21/2019

Motion Made by Paul Degnan vote to continue 1423 Chapman Street to 8/21/19.

Seconded by Gerald Carmichael

Vote: 6-0

Stormwater Notice of Intent and Land Disturbance Application – Britta Reissfelder, 2 Kings Road, (Parcel ID# 19-14) SMP-185-19/LDP-302-19 – For the removal of an existing single-family dwelling and construction of a new single-family dwelling including grading, utilities, and installation of a stormwater management system. (Melissa Mayer returned)

List of Documents

- *Stormwater Notice of Intent application dated 6-24-19, Stormwater Notice of Intent 2 Kings Road, Canton, MA 02021 plan dated 6-24-19, prepared and stamped by Paul Brodmerkle, P.E. 31789 of Site Design Professionals.*
- *Soil Erosion and Sediment application dated 6-26-19, Soil Erosion and Sediment Control Plan for 2 Kings Road, Canton, MA dated 6-26-19, prepared and stamped by Paul Brodmerkle, P.E. 31789 of Site Design Professionals.*



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Paul Brodmerkle of Site Design Professionals presented the following:

- Existing single-family home is at the intersection of Cedarcrest Road and Kings Road.
- Removal of existing SFH and construction of a new single-family dwelling.
- Erosion control barriers will be installed, inspected, and approved by Conservation Agent prior to the start of construction.

Motion Made by Paul Degan vote to close the hearing for 2 Kings Road, SMP-185-19 and LDP-302-19
Seconded by Gerald Carmichael Vote: 6-0

Motion Made by Paul Degan vote to issue stormwater permit SMP-185-19 and Land Disturbance permit LDP-302-19 for 2 Kings Road.
Seconded by Gerald Carmichael Vote: 6-0

Wetland Request for Determination of Applicability – RMC Management, 346-364 Neponset Street, (Parcel ID# 15-129) RDA-85-19 For the removal and replacement of the existing soil and sediment to repair and stabilize the existing retaining wall within the 100 foot Buffer Zone of a Bordering Vegetated Wetland, 30' Wetland Buffer Zone, and the 200' Riverfront Area of the Canton River.

List of Documents:

- *Request for Determination of Applicability application dated 6-26-19, RDA plan for proposed maintenance improvements of existing stone wall 346-364 Neponset Street, Canton, MA 02021 dated 6-26-19, prepared and stamped by Gamze Munden, P.E. 54125 of Munden Engineering.*

Gamze Munden of RMC Management presented the following:

- Maintenance of existing of Wall along the Neponset River.
- Removing soil and toe drain to control erosion, stabilize soil and repair along the Neponset River.
- Ms. Munden will monitor work and will follow-up with Agent Milani.

Agent Milani –

Project is existing lawn – no work to occur to wall or closer to the wetlands recommends a positive determination

Motion Made by Paul Degan vote to approve a Negative Determination two for RDA 85-19, 346-364 Neponset Street.

Seconded by Gerald Carmichael

Vote: 6-0



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Wetland Amended Notice of Intent – Ghazwan Ghazi, 15 Raven Road (Parcel ID# 48-51) 124-1207

For adding the installation of a chain link fence within the 30 foot No Disturbance Zone and 100-foot Buffer Zone of a Bordering Vegetated Wetland to project DEP File #124-1207.

Homeowner Mr. Ghazi presented – the following:

- Proposing to install a chain link fence along the 30 foot No Build Zone to keep wildlife from entering property.

Agent Milani –

Applicant has existing Order of Conditions, visited the property recommends issuing an Amended Order of Conditions along an existing line of 30 foot No Build Zone.

Motion Made by Paul Degan vote to close the hearing for 15 Raven Road, DEP File 124-1207, 15 Raven Road.

Seconded by Gerald Carmichael

Vote: 6-0

Motion Made by Paul Degan vote to issue the Amended Order of Conditions DEP File# 124-1207, 15 Raven Road.

Seconded by Gerald Carmichael

Vote: 6-0

Wetland Notice of Intent - Anuradha and Nilay Deshmukh, 70 Fuller Street (Parcel ID# 15-4) 124-1238

For the construction of a new garage and vestibule to an existing single-family dwelling within the 100' Buffer Zone of a Bordering Vegetated Wetland and within the 200' Riverfront Area of the Canton River.

List of Documents:

- Notice of Intent application dated 6-24,2019 prepared by Brad Holmes of ECR Inc., Site plan 70 Fuller Street, Canton, MA 02021 dated 6-24-19, prepared and stamped by Edward T. Cullen P.E. 51819 of Merrill Engineering.*
- Variance request for temporary work within the ACEC of Fowl Meadow and Ponkapoag Bog.*

Brad Holmes of ECR presented the following:

- Proposed project is at the end of Fuller Street, next to Canton River, on a steep slope to river, associated to BVW 100-foot buffer zone and 100/200 Riverfront of Canton River. Proposing the construction of a new garage addition at rear of house, removal of existing driveway, construction of a new driveway and walkway, removal of existing shed that will be replaced with lawn.
- Riverfront redevelopment project, proposed project as designed is a decrease of 3 sq. Ft. proposing stone trench to infiltrate run-off to the wetland

Agent Milani-

No problems with the proposed project recommend issuing Order of Conditions.



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Motion Made by Paul Degnan vote to issue a variance for work within the ACEC of Fowl Meadow and Ponkpoag Bog.

Seconded by Gerald Carmichael

Vote: 6-0

Motion Made by Paul Degnan vote to issue Order of Conditions DEP File# 124-1238, 70 Fuller Street Canton, MA 02021.

Seconded by Gerald Carmichael

Vote: 6-0

Notice of Intent Stormwater & Land Dist. Application – 1895 JW Owner, LLC/ Spear Street Capital, One Orchard Way (Parcel ID# 68-3) SMP-183-19/LDP-298-19. For proposed construction of 295 parking spaces within three lots including grading, utilities, and installation of a stormwater management systems (Continued from 6/19/19).

Motion Made by Paul Degnan vote to close hearing for SMP-183-19 and LDP-298-19, One Orchard Way

Seconded by Gerald Carmichael

Vote: 6-0

Motion Made by Paul Degnan vote to Paul Degnan vote to issue Stormwater permit SMP-183-19 and LDP-298-19 for One Orchard Way.

Seconded by Gerald Carmichael

Vote: 6-0

Wetland Notice of Intent - Town of Canton, 199 Bolivar Street (Parcel ID# 41-41) 124-1230

Notice of Intent for the removal of an existing in-ground pool and kiddie pool, installation of a new in-ground pool and pool area, redevelopment and improvements to existing bath house, parking area, walkways, ADA accessibility, landscaping, grading, with associated utilities, and installation of a stormwater management system within Bordering Land Subject to Flooding, 100' Buffer Zone of a Bordering Vegetated Wetland, and 200' Riverfront of a perennial stream (Continued from 5/8/19, 5/22/19, 6/5/2019, 6/19/19).

Agent Milani –

Requested added comments, she is comfortable with issuing Order of Conditions.

Motion Made by Paul Degnan vote to approve to work in 30 foot No Build Zone DEP File 124-1230, 199 Bolivar Street.

Seconded by Gerald Carmichael.

Vote: 6-0

Motion Made by Paul Degnan vote to close hearing for DEP File 124-1230, 199 Bolivar Street.

Seconded by Gerald Carmichael

Vote: 6-0

Motion Made by Paul Degnan vote to issue Order of Conditions DEP File# 124-1230, 199 Bolivar Street.

Seconded by Gerald Carmichael

Vote: 6-0